

APPENDIX B



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Construction Noise Management Plan

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subject Oakland City Center T12 Office Project –Construction Noise Management Plan

Introduction

This Construction Noise Management Plan (“CNMP”) is prepared to comply with City of Oakland Standard Conditions of Approval (SCA) **NOI-4** identified in the 2016 Block T12 CEQA Analysis to which this CNMP is an appended. This CNMP presents specific measures to be implemented for the City Center T12 Project. The CNMP identifies measures for construction contractors to include in the construction contracts, beyond those required pursuant to applicable City of Oakland SCAs, to ensure that construction activities are conducted pursuant to SCA NOI-4.

The following measures are T12 Project-specific and tailored for the Proposed Project. The Project will already implement the City of Oakland Construction Noise SCAs that apply to the specific conditions of the T12 Project site and surrounding noise-sensitive receptors (residential uses west of MLK Jr. Way, immediately west of the Project site); these include **SCA NOI-1** (Construction Days/Hours), **SCA NOI-2** (Construction Noise), **SCA NOI-3** (Extreme Construction Noise), and **SCA NOI-5** (Construction Noise Complaints).

Project-Specific Construction Noise Measures

The following should be adhered to by all contractors for the T12 Project and included within their construction contracts:

A. Project-Specific Measures to Control Extreme Construction Noise:

- 1) Project shall install a mat foundation. Impact pile driving shall not be used as an installation method.

B. Project-Specific Construction Noise Reduction Measures:

- 1) Truck loading and concrete pouring shall be conducted along 12th Street or Jefferson Street and prohibited on Martin Luther King Jr. Way;

- 2) Stationary equipment such as cranes, generators and man lifts shall be located on the 11th street and 12th Street sides of the project site and as far as possible from Martin Luther King Jr. Way;
- 3) The existing perimeter fencing shall remain in place on the northwestern property boundary or replaced with a comparable barrier with no gaps.

C. Project-Specific Complaint Response Mechanisms:

- 1) Notify residents within 300 feet of the project site of the project schedule at least 14 calendar days prior to commencement of activities. SCA NOI-1 only requires this condition for construction activities outside of standard hours for special activities.
 - 2) The noise and safety enforcement manager for the project, required by SCA NOI-5, shall ensure response and corrective action to complaints within the same working day if the complaint is received during the noise-related incident and from sensitive receptors residing within 100 feet of the project site (specifically to include existing residences directly west across MLK Way from the project site). Otherwise, response and corrective action to complaints shall occur within 48 hours.
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